

## 6 Bryn Terrace, Mumbles, Swansea, City & County Of Swansea, SA3 4HD

**£300,000**

Nestled in the heart of the charming coastal village of Mumbles, this delightful end-of-terrace two-bedroom property offers a wonderful opportunity to embrace seaside living. Boasting enviable sea views of Swansea Bay from the front, this home is sold with no onward chain, ensuring a smooth and hassle-free purchase.

Set on a 0.03-acre plot with a floor area of 736 ft<sup>2</sup>, the accommodation is thoughtfully arranged over two floors. The ground floor comprises a welcoming lounge/dining room and a well-appointed kitchen, creating a comfortable and functional living space. Upstairs, the first floor features two bedrooms and a family bathroom, perfect for a small family, couple, or anyone seeking a peaceful retreat.

Externally, the property continues to impress. To the front, a charming seating area allows you to take full advantage of the stunning Swansea Bay views. The rear garden is a tiered haven, with steps leading to a patio



### Entrance

Via a composite door into the lounge/dining room.

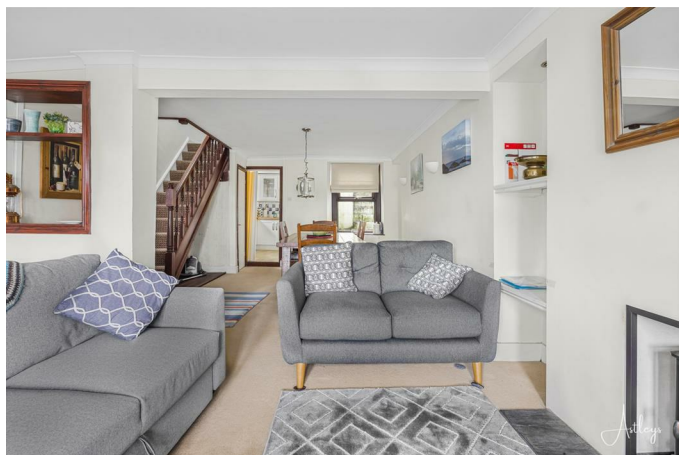
### Lounge/Dining Room 22'4" x 13'2" (6.827 x 4.031 )



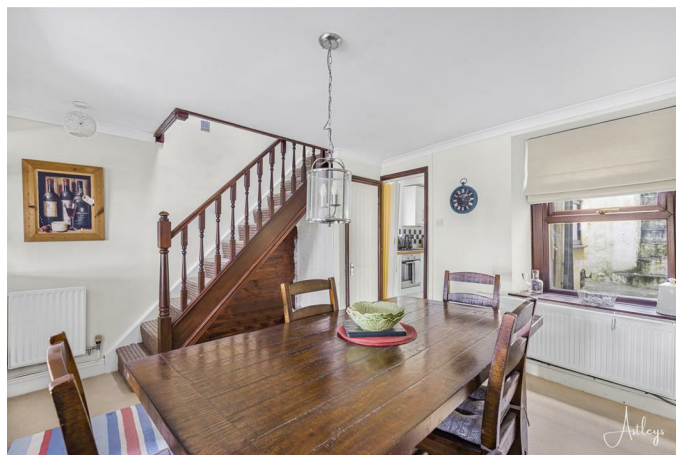
Stairs to the first floor. Three radiators. Double glazed bay window to the front offering sea views of Swansea Bay and beyond. Double glazed window to the rear, door to understairs storage cupboard. Opening to the kitchen. Feature wood burner set on tiled hearth.

### Lounge/Dining Room

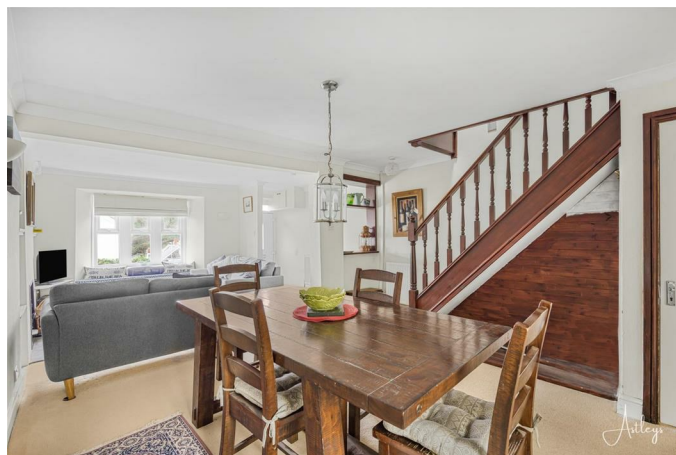
### Lounge/Dining Room



### Lounge/Dining Room



### Lounge/Dining Room



### Kitchen 8'1" x 7'10" (2.488 x 2.394)



You have a set of double glazed windows to the side. PVC double glazed door to the side. Well appointed kitchen fitted with a range of base and wall units, running wood block surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob with oven and grill under. Plumbing for washing machine. Space for fridge freezer.

### Kitchen



### First Floor

### Landing

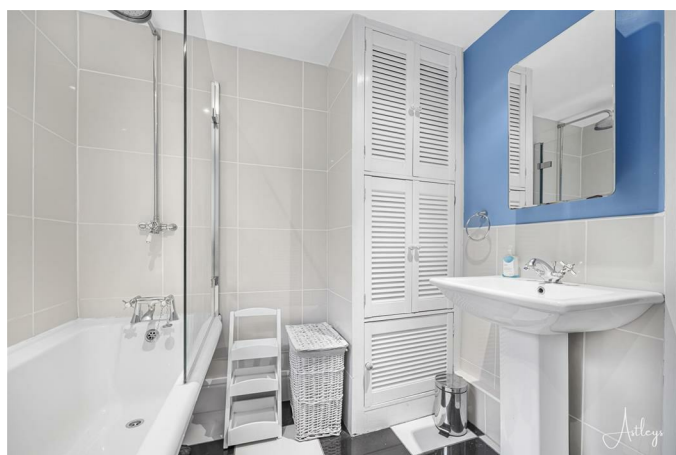
You have loft access. Skylight. Door to the bathroom. Doors to bedrooms.

### Bathroom 7'4" x 7'5" (2.250 x 2.270 )



With a frosted double glazed window to the rear. Well appointed suite comprising a bathtub with oversized shower head above. WC. Wash hand basin. Tiled floor. Heated towel rail. Extractor fan. Spotlights.

### Bathroom

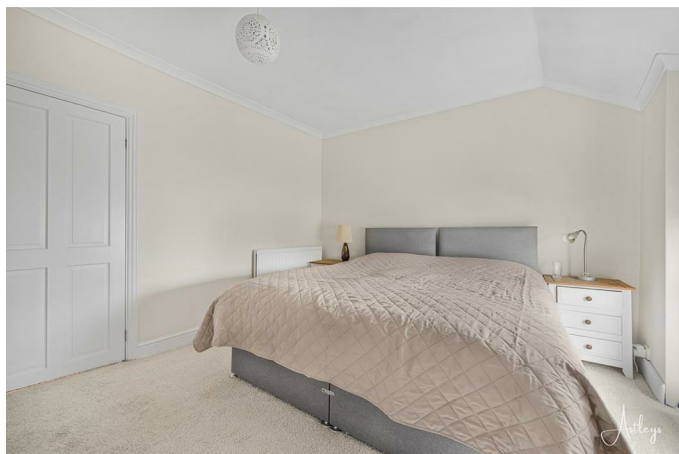


### Bedroom One 13'4" x 10'5" (4.083 x 3.179 )



You have a double glazed window to the front offering sea views of Swansea Bay and beyond. Radiator.

### Bedroom One



### Bedroom Two 12'5" x 7'5" (3.790 x 2.264 )

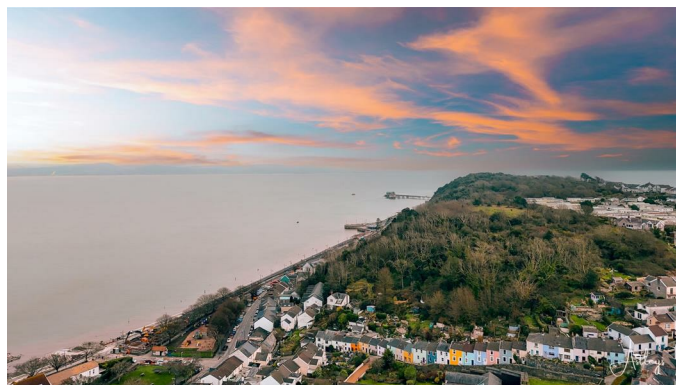


You have a double glazed window to the rear and a radiator.

### Bedroom Two

### External

### Aerial Aspect





### Another Aspect



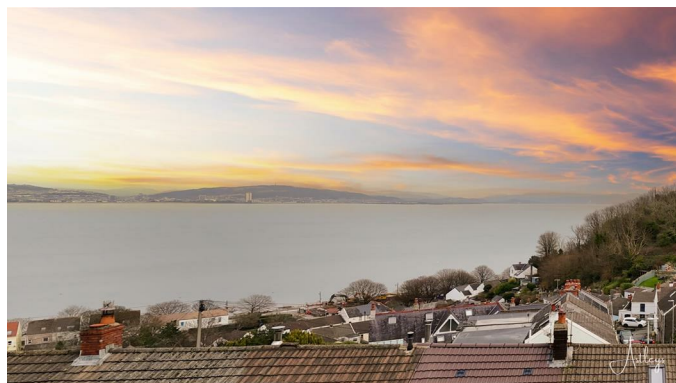
### Another Aspect



### Front

You have a seating area offering sea views of Swansea Bay and beyond.

### View



### Rear



You have steps leading up to a patio seating area which in turn has steps leading up to a further patio seating area. You also have a detached garden shed.

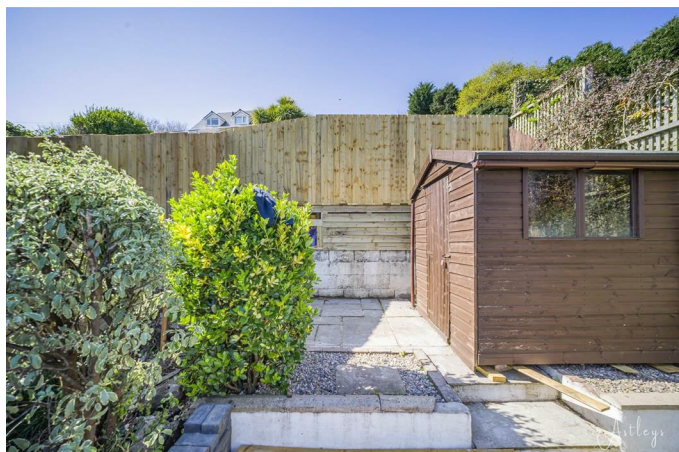
### Rear



Rear



Rear



Rear



### Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Council Tax Band

Council Tax Band - D

### Tenure

Freehold.



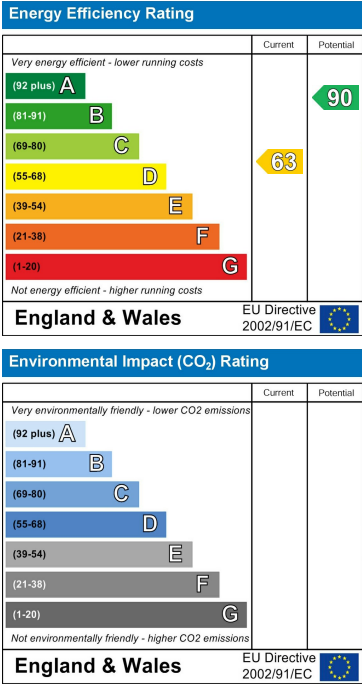
Floor Plan



Area Map



Energy Efficiency Graph



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